

Ferrell, Jordan H

From: White, Wesley H
Sent: Thursday, March 8, 2018 5:31 PM
To: Smith, Samantha
Cc: Ferrell, Jordan H; Jarrell, Joshua L
Subject: Re: Opportunity Zones Update

I've already communicated with Ann. Still am actually. There is someone that wanted to submit an application but missed the deadline. I told her to just have them to fill one out and we would accept it. So don't take down the webpage yet. Thanks.

Wes

Sent from my iPhone

On Mar 8, 2018, at 5:18 PM, Smith, Samantha <Samantha.Smith@wv.gov> wrote:

Hi All,

Ann Urling from the Governor's office left me a VM message requesting an update on Opportunity Zones. Yesterday was the application deadline.

Is there information on the number of applications received or a timeline of next steps I can share with Ann?

Thanks,
Samantha

<image001.png>

Samantha Smith, Director of Marketing and Communications
Office of Marketing & Communications
West Virginia Department of Commerce
1900 Kanawha Blvd. E.
Building 3, Suite 600
Charleston, WV 25305
(304) 957-9364 | Samantha.Smith@wv.gov

Ferrell, Jordan H

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Sent: Thursday, March 8, 2018 5:18 PM
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Subject: Opportunity Zones Update

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Ferrell, Jordan H

From: HubSpot Forms <noreply@hubspot.com>
Sent: Thursday, March 8, 2018 4:44 PM
To: Ferrell, Jordan H
Subject: New submission on HubSpot Form "WV Opportunity Zone Program: Public Proposal Form"



New submission on HubSpot Form "WV Opportunity Zone Program: Public Proposal Form"

Page submitted on: WVOZP Public Proposal App

Name of Sponsor (city, county, agency):
City of White Sulphur Springs

First Name:
Bruce

Last Name:
Bowling

Phone Number:
304-667-7514

Email:
bmb340@yahoo.com

List of census tract(s) proposed for nomination: If you are applying for more than one Opportunity Zone designation please rank your applications in your preferred order of priority::

54025950100

What is the population of the census tract identified?:

5,414

Please describe any post-secondary educational institutions within in the proposed tract(s) or within the vicinity::

The West Virginia School of Osteopathic Medicine and New River Community and Technical College-Greenbrier Valley Campus.

Please describe the current state of the census zone tract. Include a brief description of the positives and negatives of the tract as well as the features of any contiguous tracts such as: current land uses in the proposed tract(s), description of tangible assets on or adjoining the tract, buildings, flat acres, utilities, developable sites, proximity to roads, river, rail or any other relevant feature you deem necessary::

The City of White Sulphur Springs and surrounding Greenbrier County located in the census tract were greatly impacted by the June 23, 2016 flood. Store fronts continue to exist but at the same time the City has witnessed post-flood business activity. Thanks to local investors the City of White Sulphur Springs has made tremendous progress in rebuilding, especially with affordable housing for the flood victims who lost their homes. The City and its Downtown are beginning to experience some revitalization, but an Opportunity Zone and Fund specifically targeting the White Sulphur Springs-Greenbrier Valley market would help further incentivize local private investment. In addition to housing local investment interest is beginning to shift towards commercial development and redevelopment. One example is a new \$33.0 million state-of-the art barrel manufacturing facility in the city limits. The 22-acre, 90,000 SF barrel project also triggered plans for a 42-acre commerce park creating 20 additional acres of "shovel ready" sites for other new businesses. WSS's first commerce

park's location on I-64 provides businesses immediately access to the interstate. Located immediately across from the entrance of the new commerce park is a 25-acre site that the county has targeted for commercial development via the WSS TIF. Utilities that will be extended to the barrel facility will also serve the 25-acre site as well as help extend a new water line to the Greenbrier State Forest and 30 homes currently with wells and impacted by the flood. Located eight miles away WSS is served by the Greenbrier Valley Airport, a 7,000 foot runway with daily round trip passenger service to Chicago O'Hare and Washington-Dulles International airports. The City also has rail passenger thanks to an Amtrak Station across from The Greenbrier Hotel. The Greenbrier Hotel and Resort is located in the census tract and serves as a major tourism destination for White Sulphur Springs and surrounding area.

Describe any recent development activity, such as businesses starting, housing developments, or other investments in or around the area.:

Post 2016 flood Downtown new business activity includes: Outdoor Adventures, Barnyard Living, Fishing Outfitters, proposed 70-room hotel - developer is seeking investors, Dave Ledman Art Galley, Thrift Store, Forbes Copper Roofing and Food Lion is investing \$2.5 million to update their WSS store. The West Virginia Great Barrel Company is investing \$33.0 million in WSS for a 90,000 SF state of the art barrel manufacturing facility creating 225 skilled jobs. The facility will be located in a new 47-acre commerce park with immediate access to I-64. The City now has land available for other new businesses to invest and locate in the park. New housing projects such as Hope Village, a 40 + home development was constructed for flood victims immediately following the flood thanks to local investors. The former high

school in Downtown WSS is under study and seeking investors for a 18-unit senior living redevelopment project. White Sulphur Springs is witnessing some activity in Downtown, but with an Opportunity Zone and Fund has the potential to attract more investors to redevelop flood damaged buildings.

Has the census tract area experienced any significant layoffs due to business closures or relocation?:

Yes

If yes, provide information about the layoffs (number of jobs, type of businesses etc.):

White Sulphur Springs and Greenbrier County suffered greatly from the devastating flood on June 23, 2016. Many of the businesses in White Sulphur Springs and Caldwell were physically and economically effected by the flood. 45 businesses applied for the WV RISE grant that was issued through the WV Development Office. The grants ranged from \$5,000-\$10,000.

One-third of the businesses were recently surveyed. 40% of the businesses that were surveyed stated that the grant did not cover all their expenses. The recovery from the flood has still not been completed with 30% of the surveyed businesses stating they are not back to normal.

Does this census zone tract have any criminal, environmental, health and safety or any other negative issues that need to be resolved before development could begin? Could those issues be resolved through development?:

A brownfield site inventory and studies are underway for several properties in the City.

Description of any recent or planned future private investments made in the census tract(s)::

Governor Justice announced in October 2017 the West Virginia Great Barrel Company will be investing \$33.0 million in White Sulphur Springs for

a state of the art barrel manufacturing facility creating 225 new skilled jobs. Groundbreaking is scheduled for July. This project also triggered the development of a 42-acre I-64 commerce park, the first in the City. Across from the new commerce park the county has targeted a 25-acre development site, plus other sites for development via the WSS TIF. Also, the former WSS high school in Downtown is under study and seeking investors for a \$2.5 million 18-unit senior living redevelopment project. A local investor-developer is seeking investors for a proposed 70-room hotel.

Is the proposed census tract(s) in an existing development or redevelopment district, tax increment financing district, or included in any other formally recognized development plan? Describe any existing or new local incentives that will be developed to make investments more attractive::

The City of White Sulphur Springs and surrounding county area have a tax increment financing district and WSS has a Downtown Main Street Program. The area also qualifies for historic tax credits and New Market Tax Credits.

Description of economic development potential of proposed census tract(s), including likelihood of entrepreneurial activity and description of known projects in the pipeline or in progress with potential to attract further investment::

Since the 2016 flood there has been a tremendous out pouring of interest and investment, beginning with local residents and investors. WSS is located immediately off of I-64 and is home to The Greenbrier Hotel and Resort which serves as a major tourism destination which helps to attract new retail, tourism and recreation entrepreneurial and small business activity. Downtown is beginning to witness more investment and entrepreneurial activity since the flood. Everyone feels the post-flood era is a window of opportunity never experienced before and the City needs to capture the our pouring of investors wanting to help rebuild

White Sulphur Springs before its too late and the Opportunity Zone and Fund can help make it happen..

Describe the type of industry/business that you anticipate may be interested in developing this census zone tract.:

Tourism and recreation businesses, sports tourism, office, hardwood and woods products, health and medical and technology,

Is there a niche market opportunity, specialized workforce available or needed, housing development opportunity or other infrastructure advantage?:

The Greenbrier Hotel is located in the census tract which provides trained hospitality workforce and is always recruiting and training new workers and workforce development. Housing is a major issue and a \$2.5 million 18-unit senior living redevelopment project is under consideration in Downtown. A workforce development-Downtown revitalization program is in the planning stages for Downtown WSS which involves Mark Bowe and his TV network series Barnyard Builders which has 2.0 million viewers. Mark Bowe also has a Downtown retail business called Barnyard Living. Commercial and infrastructure activity are beginning to develop in and around the Caldwell-WSS I-64 interchange and there is interest for more investment in this area s well as Downtown. An Opportunity Zone and Greenbrier Valley Fund can help to incentivize the development even further.

Are there any state, local, or private economic development initiatives to attract investment and foster startup actively within the proposed area?:

White Sulphur Springs TIF and incentives provided to businesses through the West Virginia Department of Commerce.

Has there been any demonstrated success in geographically targeted development programs in the past